



Connells

Well Cottage Railway Lane
Fawler Chipping Norton

Well Cottage Railway Lane Fawler Chipping Norton OX7 3AL

for sale guide price
£600,000



Property Description

Well Cottage is a beautifully located detached home in the popular village of Fawler. Offering a gated driveway and gardens surrounding the property, inside there is ample living space with a feature open fireplace in the living room. The three double bedrooms really make this a family home! This home really offers the new owners to put their stamp on the property and make it the perfect home for their family.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

14' 5" x 20' 4" (4.39m x 6.20m)
Side and rear window, double glazed patio doors, open fire place, wall lights, two radiators, carpet

Dining Room

14' 2" x 11' 8" (4.32m x 3.56m)
Double glazed rear window, rear door to garden, stairs to first floor, radiator

Kitchen

12' 8" max x 11' 1" max (3.86m max x 3.38m max)
Wall/base fitted kitchen, double glazed front/side and rear window, 1/1/2 bowl sink/drain, work surfaces, fitted electric oven, electric hob, space for washing machine, space for fridge/freezer

Downstairs Wc

Low level wc and wash hand basin, window to the front and radiator.

Landing

Landing running through house with doors to all bedrooms and wet room. Large airing cupboard, radiator, carpet and window to the front.

Bedroom One

13' 10" x 12' 1" max (4.22m x 3.68m max)
Side and rear window, radiator, carpet

Bedroom Two

14' 9" x 10' 7" (4.50m x 3.23m)
Side and rear window, radiator, carpet.

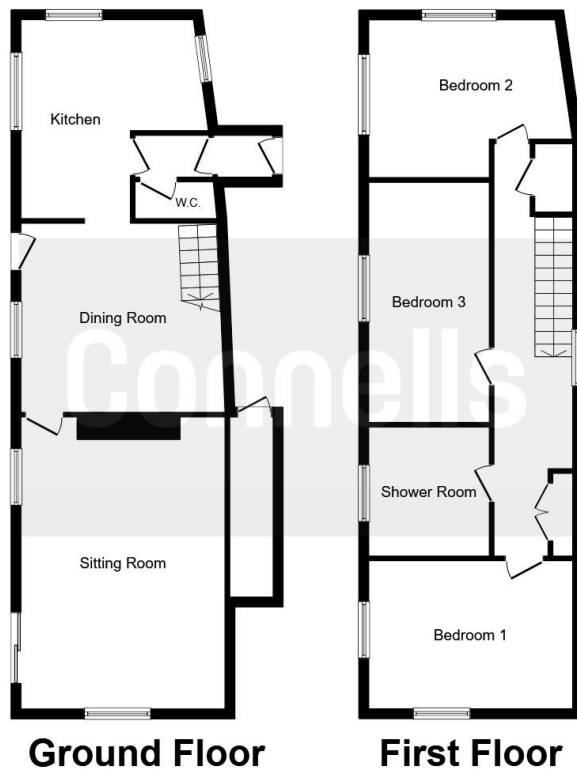
Bedroom Three

16' 6" x 8' 1" (5.03m x 2.46m)
Rear window, carpet, radiator

Bathroom

Double glazed rear window, shower, wet
room, wash hands basin, WC





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC Rating: C

view this property online connells.co.uk/Property/ref-WNY304437

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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